

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area



SPRING DISTRICT

The West Market Area is one of the oldest and densest parts of the County. It covers a total land area of 84 square miles that is bound by the Gulf of Mexico in the West, Little Road in the East and County line roads in the North and South. Owing to its proximity to the Gulf and U.S. 19 corridor – a federal highway that spans all the way from Tampa Bay to Western Pennsylvania, this area became a desirable retirement and vacation destination. Today, the West Market Area is the most developed part of Pasco County. It includes a number of unique historical and natural assets, and some of the County's oldest communities such as Aripeka, Hudson, City of Port Richey, City of New Port Richey, Holiday, Elfers, and Anclote Key.

Vision

- Provide connected street networks that link neighborhoods with commercial and recreational resources.
- Create viable neighborhood centers and destinations.

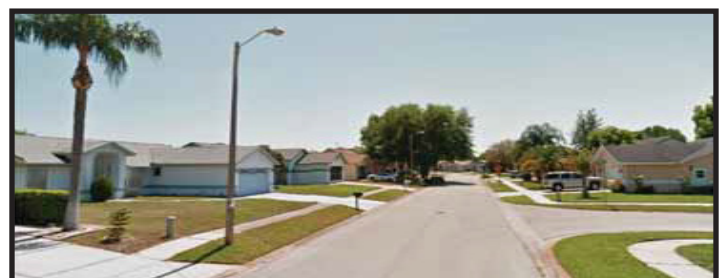
Key Issues

Given below are some of the key issues in the Spring District that were identified through meetings and workshops:

- Need to connect the trail from Baillies Bluff Rd to Trouble Creek and to Starkey Blvd.
- Need trails on Rowan Rd, Trouble Creek Rd, and Rivercrossing Blvd to Starkey Park.
- Need bike paths on Little Rd, Trouble Creek Rd, Rivercrossing Blvd and Starkey Blvd.
- Need to provide public access to natural resources and open spaces.
- Need to prevent commercial strip expansion along major corridors.
- Stormwater management and flood prevention strategies are needed to prevent flash floods in areas that are south of Plathe Road.

Strategies

- Identify partnership and funding opportunities to create an interconnected street network that links neighborhoods to neighborhood parks.
- Preserve natural resources while providing accessible public spaces. Consider the collocation of neighborhood parks and open spaces with existing natural features.
- Work with residents, community organizations, and private sectors to identify opportunities for creating neighborhood centers that foster community events, and entertainment for all ages.
- Work with residents and the private sector to identify potential locations, partnerships, and funding opportunities for neighborhood activity nodes where compact and mixed-use development would occur.
- Work with residents to identify priorities and funding opportunities for constructing sidewalks/trails in the District. Possible locations include along corridors such as Rowan Rd., Trouble Creek Rd., and Rivercrossing Blvd.
- Identify priorities and funding opportunities for constructing bike paths in the District, along roads such as Little Rd., Trouble Creek Rd., Rivercrossing Blvd. and Starkey Blvd.



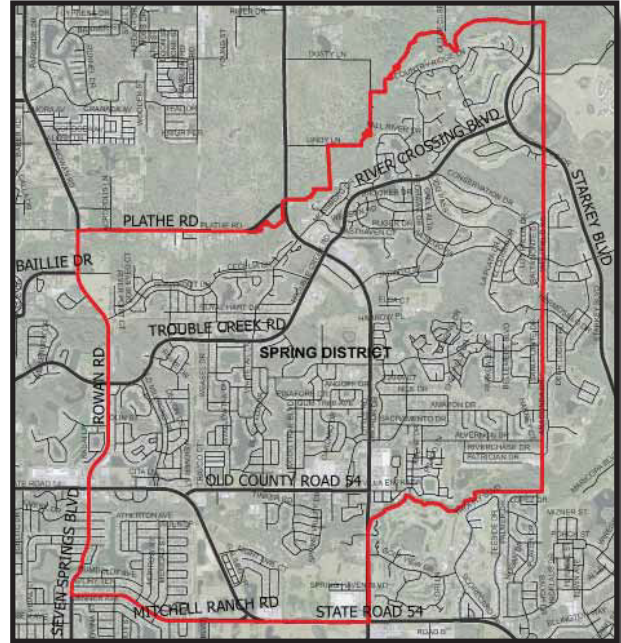
Existing Characteristics

Land Area: 4,124 Acres | 7.7 % of the West Market Area
Population: 26,603 | 12.4% of the West Market Area

The Springs District is generally located south of Plathe Rd and Decubellis Rd, north of Mitchell Ranch Rd between Rowan Rd and Starkey Blvd in the West Market Area. The overall characteristics of the Springs District can be described as follows:

- This District is characterized by well-established, medium-density, gated residential communities with adequate landscaping and open spaces.
- Existing residential developments have a suburban street network that lacks inter-connectivity.
- Most houses were built in the '80s and '90s with mixed lot sizes ranging between 6,000 s.f. and half of an acre.
- This District has well distributed natural resources and open space, but lacks public parks and open spaces.
- Most major corridors such as Little Rd, Rowan Rd, Trouble Creek Rd and SR /CR 54 has a well balanced mix of uses including single-family and multifamily residential, retail and office uses, and open spaces.

- Most commercial and retail uses are concentrated at major intersections and established nodes such as Trouble Creek Rd and Little Rd; Old C.R. 54 and Little Rd; S.R. 54 and Little Rd; and S.R. 54 and Rowan Rd.
- There are flood prone areas south of Plathe Road.



APPLICANTS NAME: _____ DATE: _____

PARCEL ID: _____

What advantages and/or limitations have you considered in locating your business at his location?

Would you like to be updated concerning the Harbors Plan and its Implementation (please circle): YES NO

EMAIL ADDRESS: _____